



**BOXBOROUGH PLANNING BOARD**  
29 Middle Road, Boxborough, Massachusetts 01719 ,  
Phone: (978) 264-1723 • Fax: (978) 264-3127  
[www.boxborough-ma.gov](http://www.boxborough-ma.gov)

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Owen Neville, Chair    Eduardo Pontoriero, Clerk    Nancy Fillmore    John Markiewicz    Hongbing Tang

**Meeting Minutes**  
**March 21, 2016**  
**7:30 PM**

**Sargent Memorial Library Meeting Room, 427 Massachusetts Avenue**

Members Present:

Owen Neville, Chair  
Eduardo Pontoriero, Clerk  
Nancy Fillmore, Member  
Hongbing Tang, Member  
Adam Duchesneau, Town Planner

Members Absent:

John Markiewicz, Member

The Chair called the meeting to order at 7:34 PM.

**205 and 223 Flagg Hill Road – Definitive Subdivision Plan and Private/Common Driveway Special Permit Application – Applicant Meridian Homes, Inc. seeks to subdivide two existing lots into eleven buildable lots and one open space parcel off a proposed new cul-de-sac road named Silas Taylor Farme Road off Flagg Hill Road. The application also includes a request to create a Private/Common Driveway at the end of the cul-de-sac to serve two of the proposed new lots**

At 7:35 PM the Chair opened the public hearing. Bruce Ringwall from Goldsmith, Prest & Ringwall, Inc. (GPR, Inc.) and the developer, Glen Kaufmann, were in attendance to present the proposed project. Mr. Ringwall explained the design of the roadway which would lead off Flagg Hill Road and the proposed lot layouts of the subdivision. He noted the drainage for the project would run from the top of the hill at the end of the cul-de-sac all the way down to a wet basin by Flagg Hill Road, and most of the roadway would have drainage provisions on both sides (catch basins). Mr. Ringwall noted there was a 140 foot elevation increase between Flagg Hill Road and the rear portion of the project. He also indicated the maximum roadway slope was 8%, which is the same as the proposed common driveway.

Mr. Ringwall then discussed the erosion and sedimentation control plan, as well as the 30,000 gallon cistern which was proposed for Lot 8. Mr. Ringwall noted the project would include a wetland replication area which would offset the approximately 1,800 square feet of wetland area they would be disturbing to put in the roadway at a 2:1 replication area ratio. Ms. Tang indicated she was concerned there appeared to be a lot of wetland disturbance in the proposed project and felt the replication area should be larger. She also felt there were some intensive grade changes

being proposed for Lot 4. Mr. Ringwall spoke to the actual wetland areas which would be filled and reiterated the replication area would be twice the size of the wetland area which would be filled. Ms. Tang stated she also felt the wetland buffer area should be protected, noting there is a significant amount of disturbance in this area as well. Mr. Ringwall pointed out the wetlands which were being disturbed were only related to the roadway crossing, and that no home lots or grading for any of the dwellings were within the 100 foot buffer areas.

At this time Mr. Duchesneau arrived at the meeting.

Mr. Ringwall discussed the Landscape Plan which called for trees to be planted within the roadway's right-of-way. Ms. Tang suggested the Applicant use native tree species in their proposed Landscape Plan. She also felt the sizes of the proposed tree plantings were too small and the quantity was not sufficient. Mr. Ringwall indicated the Crimson King Maple species will be removed from the Landscape Plan. He explained that 2 acres of the project site would be used for the proposed roadway, approximately 20 acres would be used for the 11 lots, and an 8.33 acre parcel of wetland area would be deeded to the Town as open space. Mr. Ringwall also noted there would be easements throughout the proposed subdivision for the common driveway, the fire cistern, and drainage accommodations. There was then a discussion regarding the under drains for the project.

The Planning Board then discussed the waivers which were being requested by the Applicant. The first waiver was with regard to submitting the proposed easement documents for the project with the application materials. Mr. Ringwall noted the proposed easement areas have been shown on the plans, but before they spend the time and money on crafting draft easement documents, they wanted to confirm the exact location of the easement areas with the Planning Board. The second waiver request pertained to the lighting plan for the project, which the Applicant had not submitted. Mr. Ringwall noted in earlier conversations with the Planning Board, the Board had preferred there to be no street lights in the project.

The third requested waiver was for relief from having a registered Landscape Architect stamp the Landscape Plan. Ms. Tang felt the Landscape Plan should be stamped by a registered Landscape Architect. Mr. Ringwall noted the project team would be working to adjust and improve the Landscape Plan. Mr. Neville suggested the Applicant revise the Landscape Plan and the Board could take another look at it. The fourth waiver request pertained to the requirement regarding the rounding (flare) of the subdivision roadway right-of-way as it meets Flagg Hill Road. Mr. Neville noted this waiver had been discussed in the past and the Planning Board was comfortable with the requested waiver. The fifth waiver request was with regard to the length of a dead end roadway. The Rules & Regulations Governing the Subdivision of Land set a maximum dead end roadway length of 500 feet. The Applicant was proposing an approximately 1,500 foot dead end roadway. Mr. Neville noted the Planning Board had discussed this item as part of the Preliminary Subdivision Plan hearing and granting the requested waiver would disturb less of the wetlands on the property. Mr. Ringwall stated they would prefer to disturb less wetland area if at all possible.

The sixth waiver request pertained to the number of dwellings units allowed to be served by a dead end roadway. The Rules & Regulations Governing the Subdivision of Land indicate only 10 dwellings are permitted to be served by a dead end roadway and the Applicant is proposing to

have 11. It was noted there are a number of dead end roadways in town which serve more than 10 dwelling units. The seventh waiver requested relief from the required space between the edge of pavement and the required sidewalk. The Applicant was requesting to have a distance of 4 feet in this area while the Rules & Regulations Governing the Subdivision of Land call for a 10 foot strip of landscaping.

Mr. Neville then asked the members of the public in attendance if they had any comments or questions regarding the project.

Nancy Miller of 77 Woodward Lane asked for further clarification regarding the drainage on Lot 5. Mr. Ringwall noted the water from Lot 5 would run parallel to Ms. Miller's property line until it collects in a micro pool where water will infiltrate into the ground. Ms. Miller then asked about soil erosion in the area where the house will be built on Lot 5. Mr. Ringwall indicated an earth berm would be built around the construction site to help prevent erosion and the drainage system is designed to handle the 100 year storm event. He stated the drainage system would entail swales, check drains, and other measures. The Planning Board asked the Applicant to include the names of abutting property owners on the plans as well as the approximate locations of abutting residences.

Kelly Sturniolo of 33 Woodward Lane asked if one of the culverts for the project would encroach onto her property. Mr. Ringwall said it would not as they will be working right on top of the edge.

Eric Tornstrom of 395 Hill Road asked about the possibility of headlights shining into the residence at 33 Woodward Lane as vehicles turned onto Silas Taylor Farme Road. Mr. Ringwall indicated the elevation change between the entrance to the subdivision roadway and the house is quite significant, and should not be an issue. He also added the developer would be happy to work with the neighbor to install plantings on either property if necessary to eliminate headlights shining into the residence.

David Gallagher of 104 Cedarwood Road asked why there were a number of waivers being requested for the proposed project. Mr. Ringwall noted the project team had met with the Planning Board prior to even filing a Preliminary Subdivision Plan application to discuss several different concepts and possibilities for the project. The currently proposed subdivision is the result of how the project team was instructed to approach the project. Mr. Gallagher stated privacy for his property is one of the concerns he has about the project and he also asked why the location of the common driveway had been adjusted from the Preliminary Plan. Mr. Gallagher also noted the contours for the rear lots in the subdivision directed water toward his property. He was concerned about the changes which may occur on the proposed subdivision lots and how they would impact water runoff onto his property. Mr. Ringwall noted the common driveway location was revised to take a less steep route to the proposed building site. He stated that an 8% grade is the maximum slope which is permitted for common driveways. The Planning Board asked the Applicant to review the location of the proposed common driveway to see if there might be a better alternative. Mr. Gallagher also stated the adjustments to the proposed tree line from the Preliminary Plan are concerning to him.

Chenghua Ma of 270 Flagg Hill Road asked if the elevation of the wetlands on the project site would be raised as a result of this proposed subdivision. Mr. Ringwall stated the project would not raise the elevation of the water on the project site and the land on the southeastern side of Flagg Hill Road is actually a bit higher in elevation than the existing wetlands on the project site.

Mr. Neville indicated it would be a good idea if the project team could meet with the Town's consulting engineer, Places Associates, Inc., to discuss some of the concerns raised in their memorandum which had been issued earlier that day. Mr. Ringwall stated he felt this made sense but the plan revisions would take some time to pull together. He therefore requested the hearing be continued to beyond the Planning Board's next meeting.

On a MOTION by Mr. Neville, SECONDED by Mr. Pontoriero, the Planning Board voted to continue the public hearing to their meeting on Monday, April 25, 2016 at 7:45 PM.

#### **Meeting Minutes of March 7, 2016**

Mr. Neville MADE a MOTION to approve the minutes of March 7, 2016 as amended. Ms. Fillmore SECONDED the MOTION. All members voted in favor.

#### **Correspondence**

Mr. Duchesneau noted, as they were already aware, the Planning Board had received correspondence from the Town's consulting engineer, Places Associates, Inc., regarding the proposed Silas Taylor Farme Road Definitive Subdivision Plan application. Additionally, the Planning Board had received an email from the Historical Commission Chair indicating the proposed name of Silas Taylor Farme Road was acceptable to the Commission.

#### **205 and 223 Flagg Hill Road (Silas Taylor Farme Road) – Reduced Frontage Lots Special Permit Application Comments**

The Planning Board asked Mr. Duchesneau to place this item on their agenda for their Monday, April 4, 2016 meeting for discussion.

#### **Update Regarding 1034 Massachusetts Avenue (Lawn Barber, Inc.) property and Site Plan Approval Filing**

Mr. Duchesneau informed the Planning Board of the recent events at the 1034 Massachusetts Avenue property which involved the discovery that slurry was being discharged from the landscaping business into the wetlands on the adjacent property at 1120 Massachusetts Avenue. As such, a cease and desist order with regard to stone cutting had been placed on Lawn Barber, Inc., which they were working to resolve. Additionally, Lawn Barber, Inc. had filed a formal Site Plan Approval application and a hearing for this application had been scheduled for the Planning Board's next meeting on Monday, April 4, 2016.

#### **Discussion Regarding Warrant Article Presentations for the May 2016 Town Meeting**

The Planning Board discussed which members should present each proposed Warrant Article at Town Meeting in May. It was determined the following Warrant Articles would be presented by the following Planning Board members, barring their inability to attend or other circumstances:


- 1) Amend various zoning district boundaries on the Zoning Map – Ms. Fillmore

- 2) Amendment to the composition of the Design Review Board membership in Section 8102 – Mr. Pontoriero
- 3) Amendment to the “Maximum Building Height” description in Section 5002 Dimensional Schedule – Mr. Markiewicz
- 4) Administrative amendment to Section 9004 Penalty – Mr. Markiewicz
- 5) Amend Section 2181 Structure to increase the maximum fence height – Ms. Tang
- 6) Amend the wording of “Accessory Structures” to “Accessory Buildings” in Sections 2130, 4003, 4107, and 8003 – Ms. Fillmore
- 7) Remove Sections 7100 Wetlands and Watershed Protection District (W-District) and 7200 Lands Bordering the W-District from the Zoning Bylaw and all other references to those sections, and remove the Wetland & Watershed Overlay District from the Zoning Map – Mr. Neville
- 8) Cunningham Road Discontinuance – Mr. Neville
- 9) Amend the Stone Walls General Bylaw to allow Town staff sign off for temporary alterations – Mr. Neville

The Planning Board asked Mr. Duchesneau to place the Cunningham Road discontinuance topic on their next meeting agenda for further discussion.

With no further business, the meeting was adjourned at 9:43 PM on a MOTION by Ms. Fillmore, SECONDED by Mr. Pontoriero, with all members voting in favor.

On Behalf of the Boxborough Planning Board



Eduardo Pontoriero, Clerk